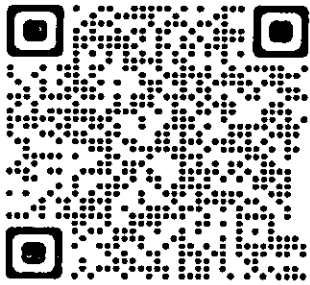
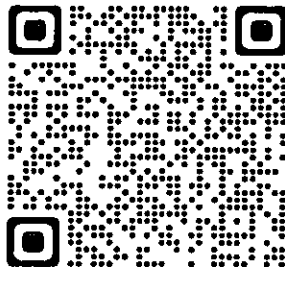
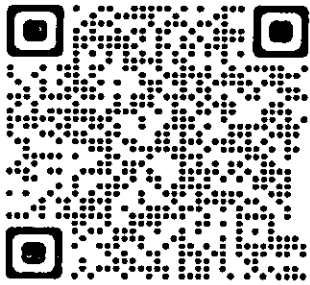
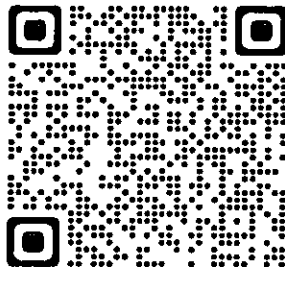
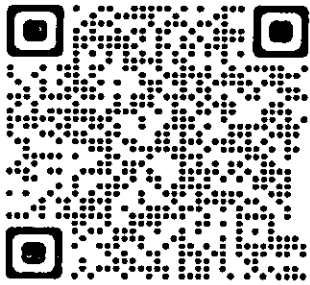
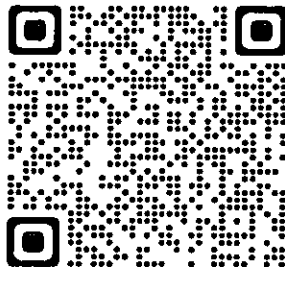
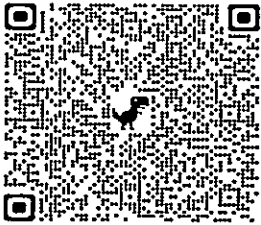


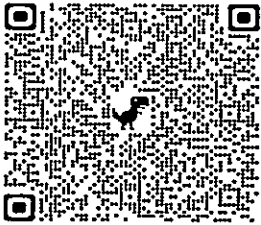


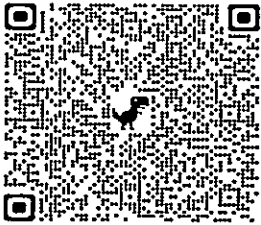




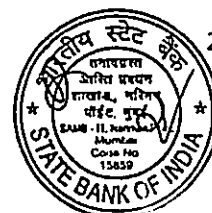
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

| | | | | | | |
|---|--|--|---|-------------------|---|--|
| 0 1 | Name and Address of the Borrower | M/S Advent Enterprises Pvt Ltd Reg. Office - 603 Makers Chambers V 6th Floor Nariman Point Mumbai Maharashtra India 400021 | | | | |
| 0 2 | Name and address of Branch, the secured creditor | Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021 Email – team3.15859@sbi.co.in Contact No – 7259804950/9860676272/9886262985 | | | | |
| 0 3 | Description of the immovable secured assets to be sold | Amalgamated Flat No 301 & 302 admeasuring 987.50 Sq feet (built up area) each (Total – 1975 Sq Ft) on 3 rd floor of the building known as Chandrasagar, Worli Tekadi, Sahakari Griha Nirman Santha Ltd situated at Worli Tekadi Reservoir Road, Worli Mumbai 400 018 | | | | |
| | | <div>In the name of Smt. Rita Agarwal , Shri Deepesh Agarwal and Shri Shailesh Agarwal (Promoter & Personal Guarantors to M/s Advent Enterprises Pvt Ltd)</div> <table><tr><td>Bank website www.sbi.co.in</td><td>E-auction website</td></tr><tr><td></td><td></td></tr></table> | Bank website www.sbi.co.in | E-auction website |  |  |
| Bank website www.sbi.co.in | E-auction website | | | | | |
|  |  | | | | | |



| | | <table> <tr> <th>Property Location:</th><th>Video / Photos of Property</th><th>USP</th></tr> <tr> <td></td><td></td><td></td></tr> </table> | Property Location: | Video / Photos of Property | USP |  |  |  |
|---|---|---|--------------------|----------------------------|-----|---|--|---|
| Property Location: | Video / Photos of Property | USP | | | | | | |
|  |  |  | | | | | | |
| 04 | Details of the encumbrances known to the secured creditor | Not Known | | | | | | |
| 05 | The secured debt for recovery of which the property is to be sold | Rs. 12,10,94,103.67/- as on 30.03.2018 (as per notice u/s 13 (2) of SARFAESI Act 2002 dated 25.04.2018) + interest w.e.f. 30.03.2018 at contracted rate till date thereon + expenses & costs | | | | | | |
| 06 | Deposit of earnest money | EMD: Rs. 63,80,000.00 Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. | | | | | | |
| 07 | Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted | Rs. 6,38,00,000.00 Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. on or before 06.02.2024 up to 11:00 A.M through MSTC. | | | | | | |



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| | <p>mode of tendering.</p> <p>(f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> |
| | <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges,</p> |



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| | <p>Registration expenses, fees, TDS, etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.</p> |
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Date: 19.01.2024
Place: Mumbai

[Signature]
AUTHORISED OFFICER
STATE BANK OF INDIA

